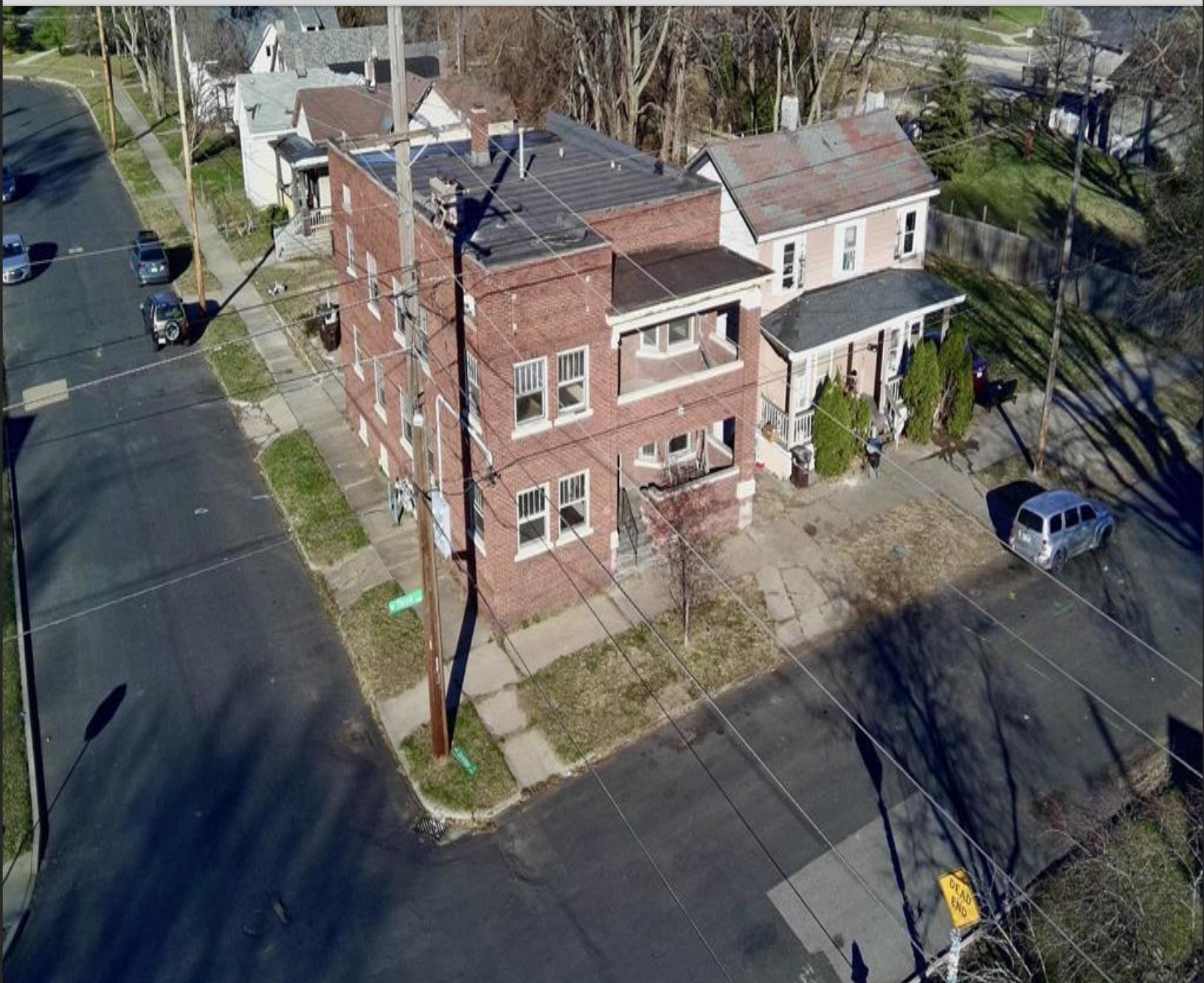


919 W 3rd Street

PEORIA, IL 61605



**RE/MAX**  
COMMERCIAL®

TRADERS UNLIMITED

# FOR SALE | 919 W 3RD STREET

ASKING PRICE: \$175,000



## EXECUTIVE SUMMARY

Stately and recently renovated 4 unit, all brick investment property with excellent cash flow opportunity. The main level features 2 units, each 1 bedroom, 1 bathroom, the second level also features 2, 1/1 units. One unit on the second level has a covered porch (200 SF). Full, unfinished basement with storage units for each tenant/unit and hookups for common washers/dryers. Renovations include refurbishing wood features (trim, built ins, window frames) throughout the units and common areas, new flooring, paint, appliances, and many other updates. Each unit has its own electric and gas meter, as well as parking space on rear slab. 3 units are currently leased at \$700/mo, \$700/mo and \$650/mo and tenants pay their own Ameren gas and electric. Lower level, west unit vacant and available for showings, and is ready to be leased. Owners preference is closing date of January 6 or after.



**3,488**

**TOTAL SF**



**4**

**TOTAL  
PARKING**



**4**

**UNITS**



**\$650-750**

**RENT**

CLICK [HERE](#) FOR LINK TO



- Property Photos & Videos
- Floorplans
- County Records

**JUSTIN BALL**

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**JESSICA BALL**

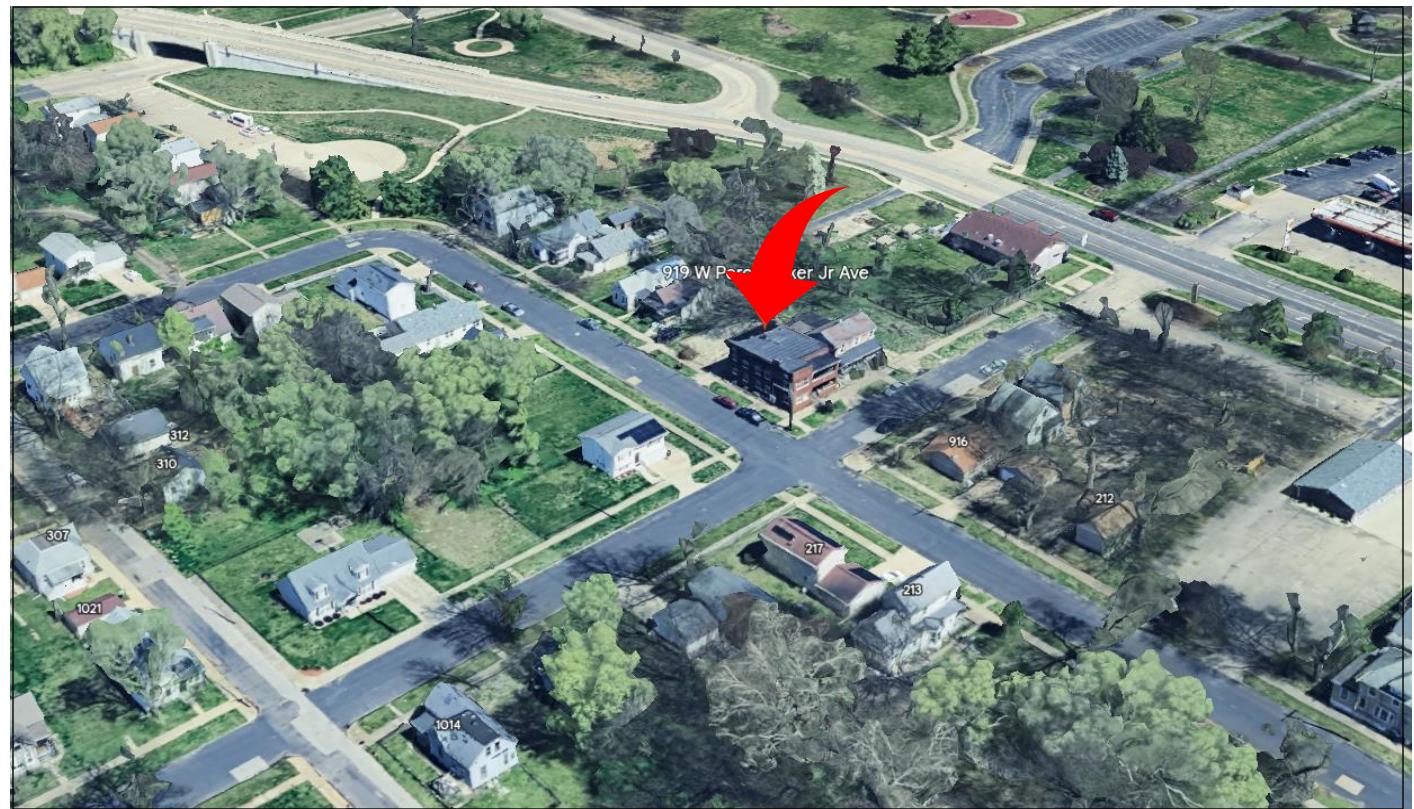
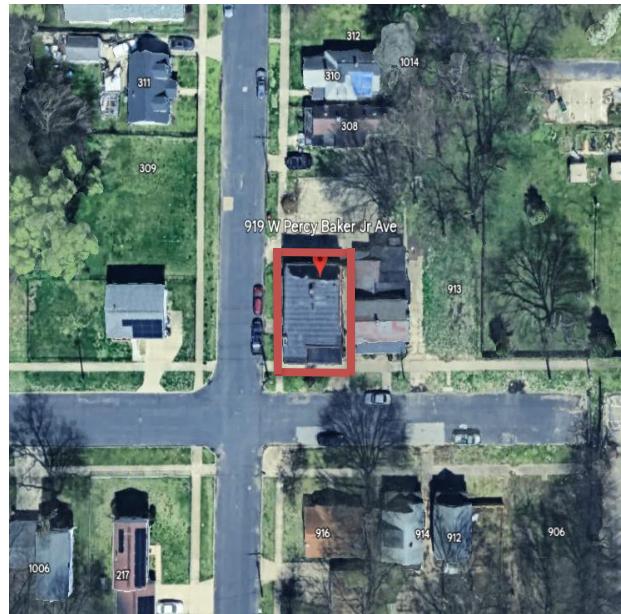
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## PROPERTY INFORMATION

|                    |                  |
|--------------------|------------------|
| ADDRESS            | 919 W 3rd Street |
| CITY / STATE / ZIP | Peoria, IL 61605 |
| PARCEL ID(s)       | 18-08-276-011    |
| PROPERTY TYPE      | Multi-Family     |
| YR BUILT           | 1940             |
| # UNITS            | 4                |



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## EXTERIOR PICTURES



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## INTERIOR PICTURES



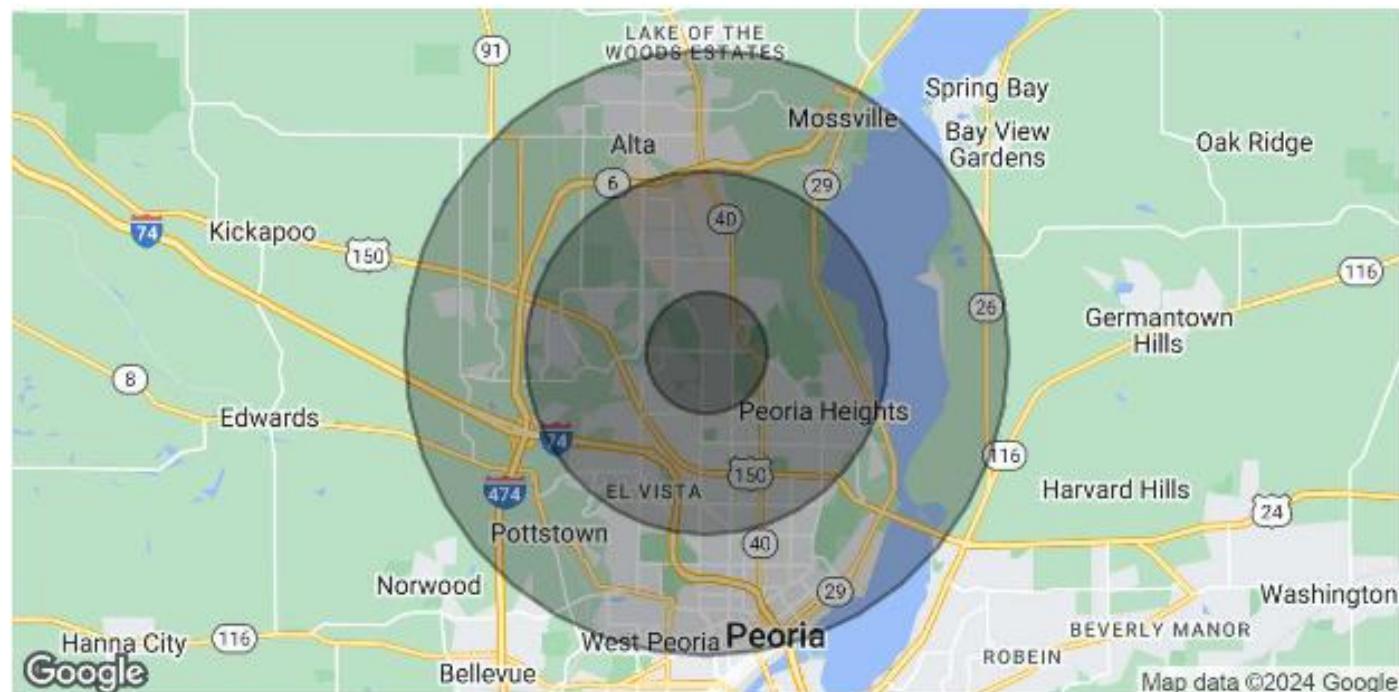
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## PEORIA AREA DEMOGRAPHICS



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,961  | 56,008  | 112,408 |
| Average Age          | 43     | 42      | 40      |
| Average Age (Male)   | 41     | 40      | 38      |
| Average Age (Female) | 45     | 44      | 41      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,613     | 25,801    | 48,171    |
| # of Persons per HH | 2.2       | 2.2       | 2.3       |
| Average HH Income   | \$81,064  | \$79,136  | \$84,840  |
| Average House Value | \$184,218 | \$167,525 | \$177,845 |

*Demographics data derived from AlphaMap*



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PEORIA, IL 61605**

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All information contained herein is deemed reliable but not guaranteed.

Each office is independently owned and operated.

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